

7643

Washington, DC

---

Submitted by the US Postal Service

Preliminary and Final

**Commission meeting date:** March 5, 2015

**NCPC review authority:** and 40 U.S.C. §8722(b)(1)

**Applicant request:** Approval of site development plans

**Delegated / consent / open / executive session:** Delegated

**NCPC Review Officer:** J. Hinkle

**NCPC File number:** 5462

## **Project summary:**

The USPS proposes to reconfigure the employee parking area at the Curseen-Morris Processing and Distribution Center located at 900 Brentwood Rd, NE, Washington, DC. Curseen-Morris P&DC is a 680,000 square foot USPS owned facility that is located on a 38.81 acre site. The site is bounded by Brentwood Rd to the east and rail and Metrorail tracks from the North corner of the site down and around to the southeast corner of the site. The majority of the site area is developed with a surplus of parking spaces to meet the facilities existing employee demand. There is a 9.3 acre employee parking lot on the south end of the building providing 1219 employee parking spaces. At the front entrance to the retail portion of the facility, there are 52 customer parking spaces and an additional 69 employee parking spaces. At the north end of the facility, there is a 7.8 acre parking lot for postal vehicles, including trucks and carriers. This is where carrier and truck loading and unloading currently operates.

The current 9.3 acre south parking lot provides 1219 employee parking spaces. With 992 employees, and the facility having access to public transportation, bus stops and metro accessible, 1219 employee parking spaces at the south parking lot are no longer required at this site. The reduced number of employee parking required allows the Curseen-Morris facility to consolidate carriers from a nearby facility. In consolidating carriers, the additional postal vehicles on site will require a secure parking area and pedestrian ramps for loading and unloading of the vehicles. The proposed parking layout will incorporate a secure fenced area for the carrier LLVs and three separate entrances to the secured area from within the existing employee parking lot. This will require the relocation of handicap parking spaces and some employee parking spaces elsewhere in the south parking lot. Currently, the lower end of the south parking lot is unused due to the decline in the number of employees required at this facility. Therefore, the proposed layout will fully utilize that portion of the parking lot for employee parking. With the proposed parking layout, the number of parking spots in the South parking lot will be reduced by 131 spaces.

## Project summary (continued):

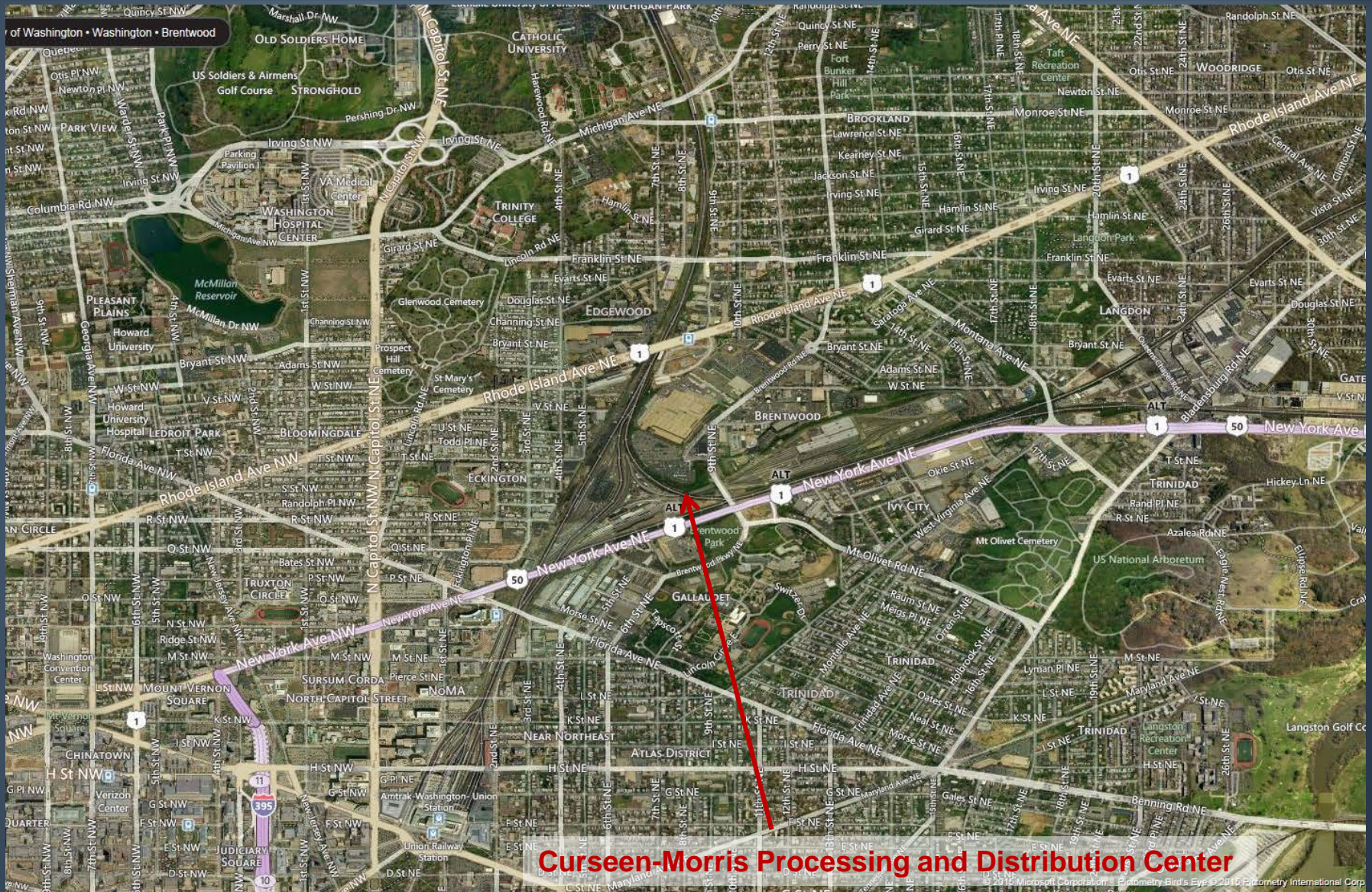
Any trees or internal islands removed due to the south parking lot reconfiguration will be replaced throughout the proposed parking lot layout. There are currently 16 trees that will need to be removed and displaced, as well as, approximately 13,350 SF of internal island areas with landscaping to be replaced.

The property sits on Brentwood Rd which is off the main transportation network of 9th St surrounding the site. It is not anticipated that the addition of carriers to this facility would have any impact on its adequacy. At one point in time, this facility was at full capacity with employees but due to equipment efficiency over the last few decades the number of employees required has declined, therefore reducing the traffic in and out of the property. By consolidating carriers from another facility, the traffic in and out surrounding the site may increase compared to existing conditions, but shall not exceed the original capacity of the property and surrounding transportation networks.

Additionally, this property has direct access to public transportation which may relieve any employee traffic in and out of the site. There is a metro stop adjacent to the property with a direct walkway to the building and a bus stop on Brentwood Rd with direct access to the building for employees.

There are no observed Resource Protection Areas (“RPA’s”) on the site. In the case of this parking modification there will be no increase in impervious area and therefore no modifications to the storm water drainage system is required.



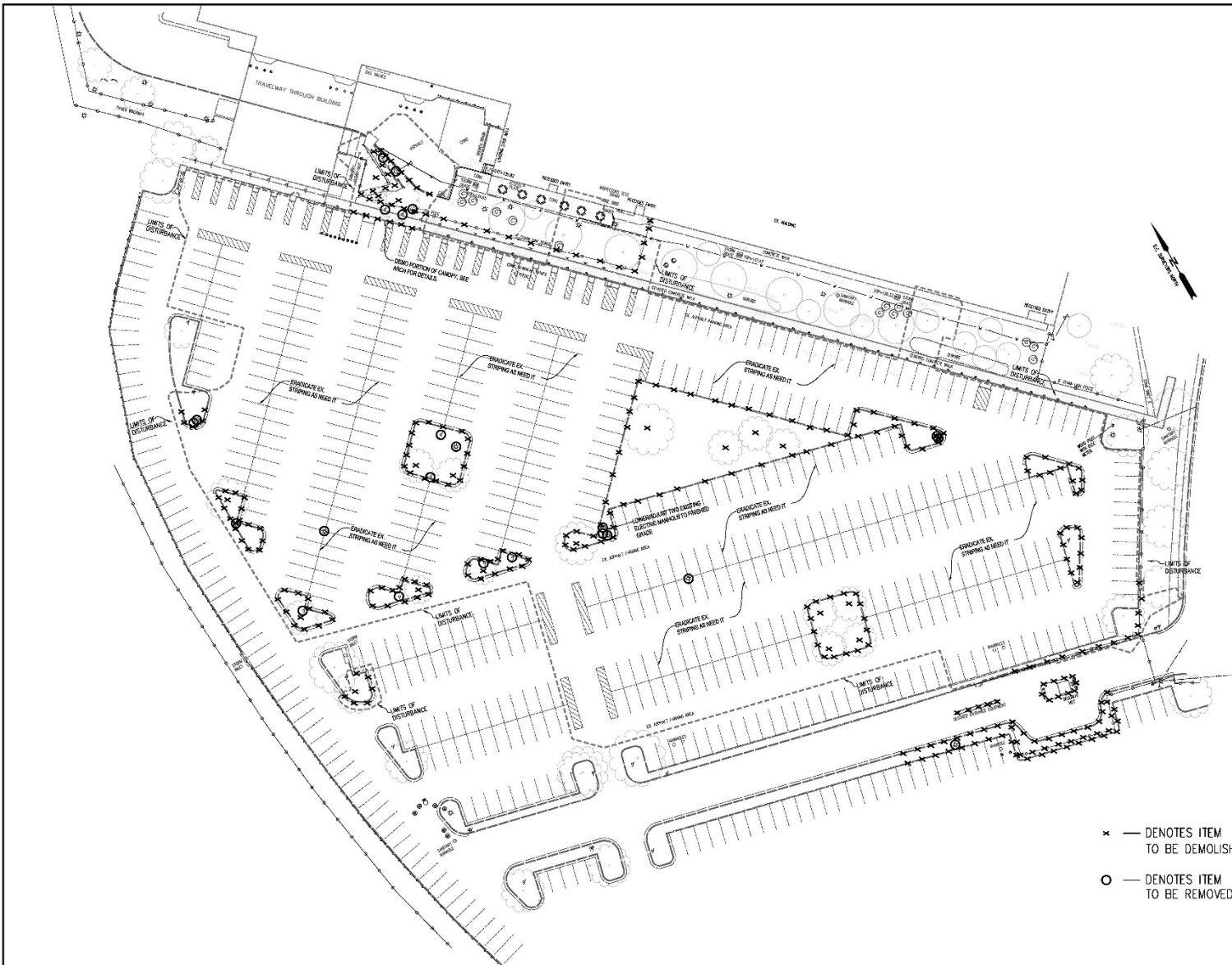




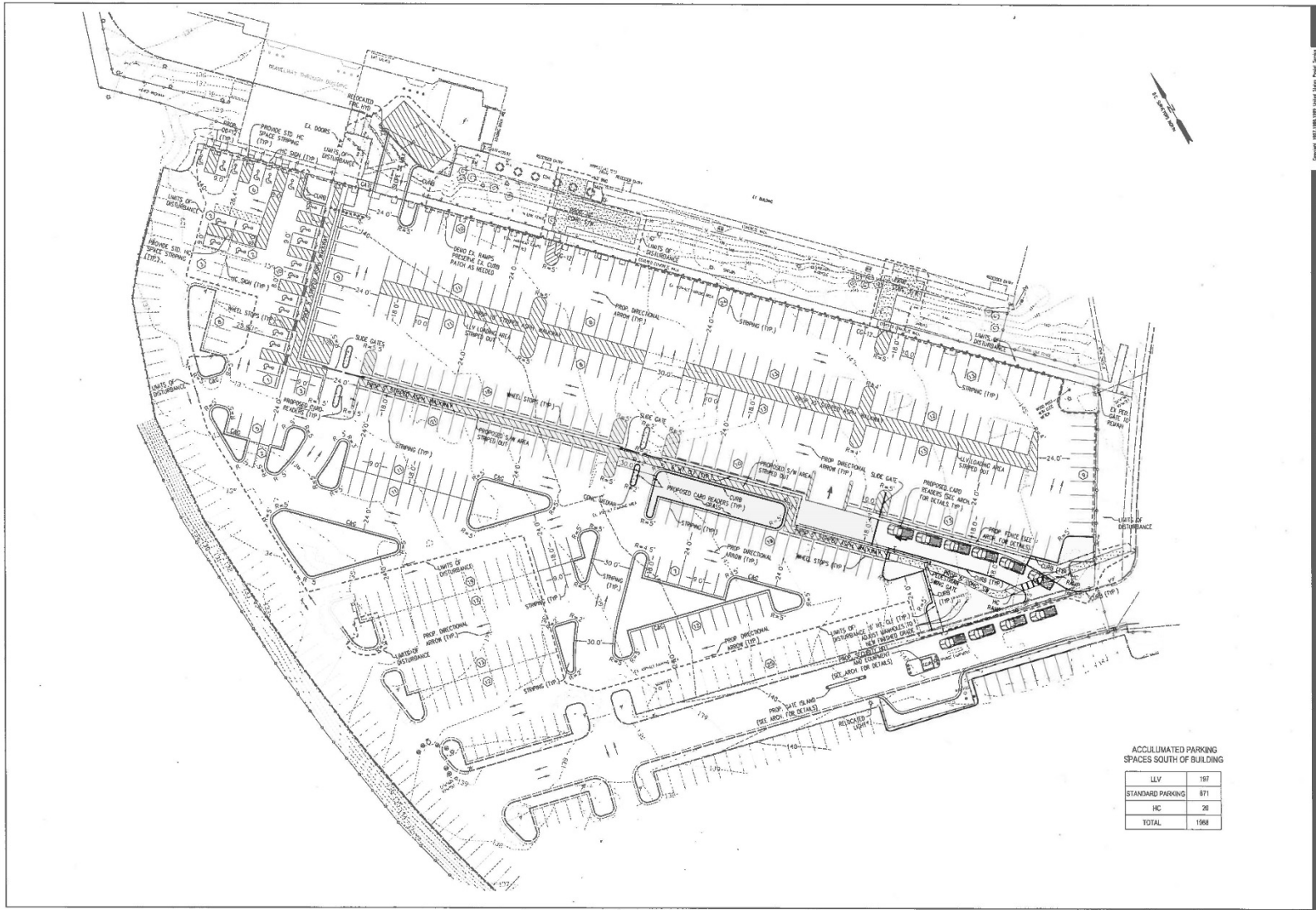
ington • Brentwood







- ✕ — DENOTES ITEM  
TO BE DEMOLISHED/REMOVED
- — DENOTES ITEM  
TO BE REMOVED AND RELOCATED



ACCUMULATED PARKING  
SPACES SOUTH OF BUILDING

LLV	197
STANDARD PARKING	871
HC	26
TOTAL	1094



